

S71.25' OF LOT 4
IN OR 2066/923
CVNTS & RSTRCTNS OR 876/1391

PEDERSEN ARVID K & ELIZABETH G
1725 HOWARD LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-140G-0004-0000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 60
Exterior Wall	23	REINF CONC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 0800 MULTI-FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1041.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100	80	9,103
BAS	80	100	80	9,103
BAS	576	100	576	65,540
FGR	416	55	229	26,057
FGR	416	55	229	26,057
FOP	16	30	5	569
FOP	24	30	7	797
FOP	24	30	7	797
FOP	32	30	10	1,138
FOP	56	30	17	1,935
TOTALS	5,082		4,211	479,146

EXTRA FEATURES

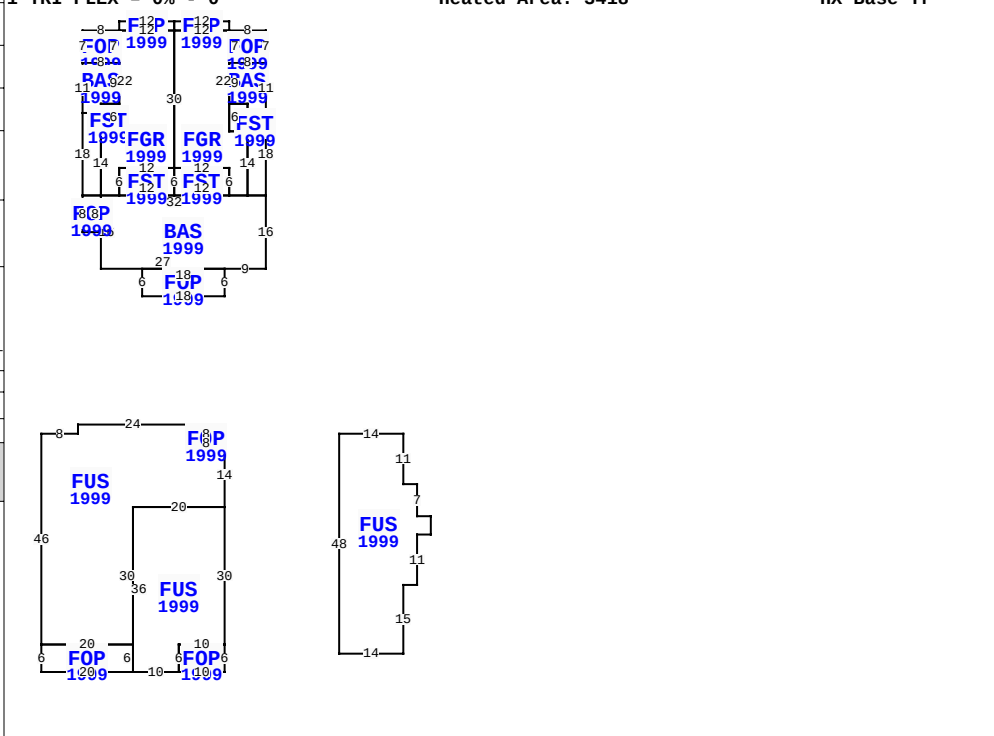
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1241	WD DECK G	0	0	14	6		84.00	UT 17.25		100	1999	1999	3	28	406
2	0810	CONCRETE A	0	0	0	0		3,717.00	SF 6.50		100	1999	1999	3	79	19,087
3	0819	CONC 12"	0	0	0	0		256.00	SF 4.75		100	1999	1999	3	79	961
4	0810	CONCRETE A	0	0	18	36		648.00	SF 6.50		100	1999	1999	3	79	3,327
5	0400	CONC CURB	0	0	0	0		195.00	LF 15.00		100	1999	1999	3	84	2,457

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-2	71.00	176.00	71.00	FF		1.00	1.00	1.20	5,000.00	6,000.00	426,000							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2800	01	4,211	111.3200	128.57	541,408	1999	1999	0	0	11.50	88.50

1 TRI PLEX - 0% - 0 Heated Area: 3418 HX Base Yr



** This building has 21 Sub-Areas

731 TARPON AVE, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 26,238

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-2	71.00	176.00	71.00	FF		1.00	1.00	1.20	5,000.00	6,000.00	426,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	479,146
TOTAL MARKET OB/XF VALUE	26,238
TOTAL LAND VALUE - MARKET	426,000
TOTAL MARKET VALUE	931,384
SOH/AGL Deduction	162,533
ASSESSED VALUE	768,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	768,851
TOTAL JUST VALUE	931,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	713,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121097	H/AC	3,285	06/12/2012
20111181	H/AC	3,300	07/20/2011
20101070	MECH OTHER	1,500	06/29/2010
990148	NEW CONSTR	236,500	03/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2066/0923	8/18/2016	WD	Q	I	01	550,000

GRANTOR: WILSON C LOUISE LIVIN

GRANTEE: PEDERSEN ARVID K &

0951/0793 9/28/2000 WD U I 09 100

GRANTOR: WILSON C LOUISE

GRANTEE: WILSON C LOUISE TRU

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1999] W8 FUS=[YR=1999] N2 W24 S2 W8 S46
FOP=[YR=1999] S6 E20 FUS=[YR=1999] E10 FOP=[YR=1999] E10
N6 W10 S6 \$ N6 E10 N30 W20 S36 \$ N6 W20 \$ E20 N30 E20 N14 W8
N2 \$ S2 E8 N2 \$ PTR= E25 FUS=[YR=1999] E14 S11 E3 S7 E3 S4
W3 S11 W3 S15 W14 N48 \$ W25 \$PTR= N30 FOP=[YR=1999] N6
BAS=[YR=1999] E9 N16 FST=[YR=1999] N18 BAS=[YR=1999] N11
FOP=[YR=1999] N7 W8 FOP=[YR=1999] N2 W12 FOP=[YR=1999] W12
S2 FOP=[YR=1999] W8 S7 BAS=[YR=1999] S11 FST=[YR=1999] S18
FOP=[YR=1999] S8E4 N8 W4 \$ E4 N14 E4 N6 W4 S2 W4 \$ E4 N2 E4
N9 W8 \$ E8 N7 \$ E12N2S2 E12 \$ S7 E8 \$ W8S9
E4S2E4\$W4N2W4S6E4S14 E4\$W4FGR=[YR=1999] N14W4N22W12
FGR=[YR=1999] W12S22W4S14E4FST=[YR=1999] E12FST=[YR=1999]